



PARKING RULES AND REGULATIONS

These Parking Rules and Regulations ("Parking Rules") shall govern the use of parking areas located within the TOWNHOME (NIII) AND PAIRED HOME (NIV) areas of the community known as Pioneer Hills.

With the exception of E. Crestline Drive, all roads and alleys within the Property, including the Townhomes and Paired Homes, are private roads.

The availability of parking other than in Owners' garages is limited within the Community. Owners are asked and encouraged to use their garages for the parking of two personal vehicles rather than as storage of personal items.

Guest parking is available for the use of Guests/Visitors, not residents.

For purposes of these Rules, a Guest/Visitor is defined as: a person who is not inhabiting and/or is not an established resident of a Privately-Owned Unit who is parking in Guest parking for no more than 72 consecutive hours, including overnight parking, in a consecutive seven (7) day period.

A Guest staying longer than 72 hours in a consecutive seven (7) day period is considered an "Extended Guest." The Management Company must be notified by the Unit Owner via email identifying the make, color and license plate of the vehicle and the length of time the vehicle will be utilizing Guest Parking.

Pursuant to Article XI, Section 11.7(a) of the Community Declaration for Pioneer Hills and Article V, Section 5.1 of the Bylaws of Pioneer Hills Owners Association, the Board of Directors has adopted these Parking Rules. To the extent these Parking Rules conflict with any rules contained within the Rules and Regulations, these Parking Rules shall control.

PARKING RULES

I. Prohibited Parking – Community Streets

No parking is allowed on the private alleys known as E. Crestridge Place, E. Crestridge Drive, E. Poundstone Drive or E. Poundstone Place. See attached, Exhibit "A." There is limited parking on E. Fairplaye Ct. as marked by current parking signs. There are three (3) pullouts that are marked with an X, all of which are within, owned by and for the sole use of the NII Townhome residents.

II. Parking in Alleys

Parking in alleys is not permitted at any time.

III. Parking Behind Garages or Across Garage Aprons

The parking of vehicles behind Owner garages or across garage aprons in the Townhomes (NIII) and Paired Homes (NIV), other than for brief periods (not to exceed 15 minutes) for loading and unloading, is strictly prohibited. Vehicles parked in violation of this rule may be immediately towed at the vehicle owner's sole cost and expense and or fined under the Association Covenant Enforcement Policy.

IV. Pool Parking

Parking at the pool is reserved for residents only during pool season from May 15th - Sept. 15th. Guests may use these spaces from September 16th - May 14th.

Overnight parking is prohibited at all times.

The Declarant reserves the right to use the pool lot as an overflow parking area for prospective buyers or workers when necessary.


V. Inoperable Vehicles

The parking or storage of an "abandoned stored or inoperable" vehicle, as defined in Article XI, Section 11.7(c) of the Declaration, or a vehicle that does not have current registration, on a Privately-Owned Site within the Community in such a manner as to be visible from any other Privately-Owned Site or Common Element.

VI. Snow Storage Areas

When the accumulation of snow necessitates the use of parking spaces throughout the community, including the pool parking lot, to store snow, Owners will be immediately notified by the Management Company.

PIONEER HILLS OWNERS ASSOCIATION, INC.

By: 
President

These Parking Rules and Regulations were adopted by the Board of Directors on the 17th day of July, 2017, effective the 24th day of July, 2017 and is attested to by the Secretary of the PIONEER HILLS OWNERS ASSOCIATION, INC.

PIONEER HILLS OWNERS ASSOCIATION, INC.

By: _____
Secretary